

Send Tax Notice to:
Lauren Elizabeth Ziegler and Bryon
Keith Morstatter, Jr
5165 Hwy 47
Shelby, AL 35143

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-10920

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY FOUR THOUSAND FIVE HUNDRED FORTY NINE AND 00/100 (\$184,549.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Brittany Russell, an unmarried person, and Lauren Conner, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

712 78th Place South, Birmingham, AL 35206

by **Lauren Elizabeth Ziegler and Bryon Keith Morstatter, Jr (herein referred to as "Grantee," whether one or more),** whose mailing address is

5165 Highway 47, Shelby, AL 35143

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **5165 Highway 47, Shelby, AL 35143**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

This property is not the homestead of the grantors nor that of their spouses, if any.

Brittany Russell and Lauren Conner are the only heirs of Kerry Russell whose Estate was probated in Shelby County Probate Case No. PR-2024-000081.

\$178,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 24 day of October, 2025



Brittany Russell



Lauren Conner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Brittany Russell, Lauren Conner and whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of October, 2025.



Notary Public

My Commission Expires:

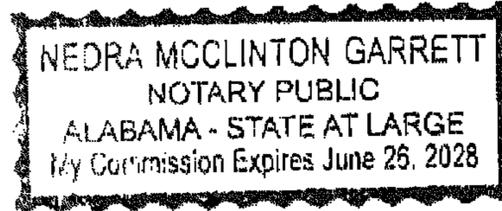


EXHIBIT A

Property 1:

A part of Fraction D of Fractional Section 19, Township 22 south, Range 1 East, more particularly described as follows: Commence at the SE corner of Fraction D of Fractional Section 19, Township 22 South, Range 1 East; thence run northerly along the East line thereof for a distance of 330.00 feet to the point of beginning; thence continue along last described course a distance of 321.12 feet; thence turn an angle of 89 degrees 30 minutes 30 seconds left and run a distance of 155.88 feet to the easterly ROW of Shelby County Highway #47; thence turn an angle of 104 degrees 41 minutes 49 seconds left and run along said ROW a distance of 268.91 feet to a curve to the right (having a radius of 2281.25 feet and a central angle of 01 degree 35 minutes 42 seconds); thence run southeasterly along said curve 63.51 feet; thence turn an angle of 76 degrees 35 minutes 30 seconds left from the chord of said curve and run a distance of 75.31 feet to the point of beginning.

According to the survey of Rodney Y. Shiflett, dated March 20, 2000.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2025 03:34:07 PM
\$34.50 JOANN
20251028000330160
General Warranty Deed - JTROS (AL)

Allen S. Bayl